

NEW

**WAREHOUSE,
TRADE SHOWROOM
& LOGISTICS
OPPORTUNITY**

J21

JUNCTION 21 ON 

@ARKLOW BUSINESS CAMPUS

STRATEGIC LOCATION. ENDLESS POTENTIAL.

PERFECTLY POSITIONED ON THE M11 CORRIDOR

M11

ARKLOW TOWN

ARKLOW PORT

IDA BUSINESS PARK

ELAVON
LMH ENGINEERING
BOSTIK IRELAND

M11

KISH BUSINESS PARK

ECHELON DATA CENTRES
ARC BUILDING PRODUCTS
ARMSTRONG TIMBER ENGINEERING

R772

J21 EXIT SOUTH

L6187

R772

M11

J21 EXIT NORTH

ROSSLARE

J21

JUNCTION 21 ON M11

@ARKLOW BUSINESS CAMPUS





JUNCTION 21 ON 

@ARKLOW BUSINESS CAMPUS

STRATEGIC LOCATION. STRONGER CONNECTIONS. SMARTER BUSINESS.



EXCEPTIONAL ACCESSIBILITY

Strategically positioned at Junction 21
- off the M11 motorway.



FAST ACCESS FOR HEAVY GOODS TRAFFIC

HGVs travelling north or south can access the site
within two minutes of leaving the motorway.



IDEAL LOGISTICS LOCATION

Equidistant from Rosslare Port and Dublin and
situated on the key Europort route -
the perfect base for logistics operators.

A STRATEGIC LOCATION FOR LOCAL, NATIONAL
& INTERNATIONAL BUSINESSES

WHY THIS LOCATION WORKS

Rosslare Port is growing.
Dublin is congested.
Arklow is perfectly placed.

Arklow sits directly on the movement corridor between
Rosslare Europort, Wicklow, South Dublin and
the wider Leinster market.



DESCRIPTION

The park comprises approximately 40 acres with excellent road frontage
and will be masterplanned to accommodate a range of commercial and
logistics uses.



DESIGNED FOR LOGISTICS

Purpose-built facilities for heavy goods vehicles, including secure trailer
parking, maintenance, fuelling and driver accommodation.



FLEXIBLE SOLUTIONS

Sites and buildings suitable for large-scale logistics, warehousing and
distribution available for sale or lease, or on a design-and-build basis.



ENTERPRISE & COMMERCIAL USES

The park will also accommodate enterprise units, motor showroom
users, roadside food operators and accommodation facilities.

J21

JUNCTION 21 ON **M11**
@ARKLOW BUSINESS CAMPUS

J21 SITE AREAS

SITE	AREA M ²	HA	ACRE
1	10658	1.066	2.634
2	8136	0.814	2.010
3	10342	1.034	2.556
4	12786	1.279	3.160
5	10102	1.010	2.496
6	11613	1.161	2.870
7	6446	0.645	1.593
8	14273	1.427	3.527
9	11594	1.159	2.865
10	22047	2.205	5.448
11	13523	1.352	3.342
12	13439	1.344	3.321
TOTAL	144959	14.496	35.820



KEY SELLING POINTS



40 acres at Junction 21



Direct M11 access



Rosslare-Dublin logistics corridor



Suitable for large truck movements



Sites available from 1 acre



Strong employment pool available in Arklow & Gorey



Attractive to occupiers, investors and operators



JUNCTION 21 ON **M11**

@ARKLOW BUSINESS CAMPUS

IRELAND'S EUROPEAN FREIGHT CORRIDOR

Junction 21, Arklow is located directly on the Euro Route E01 - the critical transport link between Rosslare Europort, Dublin and Belfast.

E01 EURO ROUTE E01
Belfast - Dublin - Arklow -
Rosslare Europort

★ **JUNCTION 21, ARKLOW**

✈ **AIRPORTS**

⚓ **PORTS**

DRIVE TIMES

Dublin	70 mins
Belfast	135 mins
Cork	150 mins
Rosslare	55 mins
M50	35 mins

LOCATION

THE FASTEST LINK TO EUROPE

PORT. ROAD. AIR. RAIL.
ALL WITHIN REACH.



JUNCTION 21 ON **M11**
@ARKLOW BUSINESS CAMPUS

ROSSLARE EUROPORT
55 MINS FROM J21

GET IN TOUCH

For further information, site visits or development opportunities, please contact our team.

JOINT AGENTS



AGAR COMMERCIAL PROPERTY

Contact: John Agar

E: jagar@agar.ie

T: +353 1 213 7777

Visit: agar.ie



RAYMOND GAFFNEY & SONS LTD AUCTIONEERS

Contact: Raymond Gaffney

E: office@raymondgaffneyandsons.ie

T: +353 402 31384. **M:** +353 87 258 3729

Visit: myhome.ie and daft.ie

DEVELOPER



PROFILE PROPERTIES

Contact: Caroline McNamara

E: caroline@profileproperties.com

T: +353 86 258 6762

Visit: profileproperties.com